

LAGOON POINT NO. 2
REPLAT OF BLK. 14 AND POR. BLK. 13 LAGOON POINT
SECTION 19, TWP. 30 N., RGE. 2 E., W.M.
ISLAND COUNTY, WASHINGTON

DESCRIPTION

This plat of LAGOON POINT NO. 2 is a replat of Block 14 and a portion of Block 13 in the Plat of Lagoon Point, An Addition to Island County, Washington, recorded in Volume 4 of Plats on pages 49 through 50 in records of Island County, Washington, more particularly described as follows:
Beginning at the southwest corner of said Block 13, thence N 19°42' 00" W along the west line of said Block 204 90 feet to an angle point, thence continuing along said west line N 2°00' 00" E 604.40 feet to an angle point, thence continuing along the boundary of said Block N 89°00' 00" W 122 5.2 feet to intersect a survey staking line which lies easterly of, and approximately parallels the line of a many high tide of Admiralty Inlet, thence in a general northerly direction along said survey staking line by the following courses and distances: N 34°17' 31" E 144.10 feet, N 31°19' 59" E 97.90 feet, N 17°10' 00" E 110.00 feet, N 11°40' 00" E 131.95 feet, N 5°10' 00" E 352.41 feet, N 0°42' 19" W 116.56 feet, N 12°59' 29" W 328.29 feet, N 9°14' 24" E 99.85 feet, N 49°07' 12" E 99.85 feet, thence leaving said staking line N 22°26' 24" E 118.56 feet to a second local corner, thence S 87°30' 00" E along said south line 332.46 feet, thence S 2°30' 00" E 253.00 feet, thence S 11°38' 39" E 389.12 feet, thence S 6°23' 55" W 558.00 feet, thence S 19°29' 27" W 463.09 feet, thence S 8°07' 48" W 553.55 feet, thence S 10°40' 29" E 137.35 feet, thence S 2°42' 30" E 140.00 feet to the south line of said Block 13, thence S 87°17' 30" W along said south line 216.05 feet to the point of beginning, TOGETHER with all of said Blocks 13 and 14 lying westerly thereof and extending therefrom to the line of extreme low tide of Admiralty Inlet.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that we the undersigned, owners in fee simple of the land hereby platted, hereby declare this plat and dedicate to the use of the public forever all streets, avenues, places and sewer easements or whatever public property there is shown on the plat and the use thereof for any and all public purposes not inconsistent with the use thereof for public highway purposes, also the right to make all necessary slopes for cuts and fills upon the lots, blocks, tracts, etc. shown on this plat in the original reasonable grading of all streets, avenues, places, etc. shown herein, also the right to drain all streets over and across these lots where water might take a natural course after the street or streets are graded. These lots shall be subject to an easement 5 feet in width, parallel with and adjacent to these abfront lot lines as shown for purposes of drainage and utilities. All erosion due to tidal or wave action shall be restored to the condition existing when this final plat was approved prior to construction of shore protection improvements.
IN WITNESS WHEREOF we have set our hands and seals.

Wm. P. Joslin *Leslie W. Eastman*
WM. P. JOSLIN LESLIE W. EASTMAN
VIOLET R. JOSEPH
VIRGINIA EASTMAN
Don Sparno *Mary P. Sparno*
DON SPARNO MARY P. SPARNO

ACKNOWLEDGMENTS

STATE OF WASHINGTON SS.
COUNTY OF
This is to certify that on the 18 day of October, 1989, before me, the undersigned, a Notary Public, personally appeared WM. P. JOSLIN and VIOLET R. JOSEPH, his wife, to me known to be the individuals who executed the within dedication, and acknowledged to me that they signed and sealed the same as their voluntary act and deed for the uses and purposes therein mentioned.
WITNESS my hand and official seal the day and year first above written.

James H. Balch
James H. Balch
Notary Public in and for the State of Washington
Residing at *Tacoma*

STATE OF WASHINGTON SS.
COUNTY OF
This is to certify that on the 17th day of October, 1989, before me, the undersigned, a Notary Public, personally appeared LESLIE W. EASTMAN and VIRGINIA EASTMAN, his wife, to me known to be the individuals who executed the within dedication, and acknowledged to me that they signed and sealed the same as their voluntary act and deed for the uses and purposes therein mentioned.
WITNESS my hand and official seal the day and year first above written.

Wm. Ball
Notary Public in and for the State of Washington
Residing at *Seattle*

STATE OF WASHINGTON SS.
COUNTY OF
This is to certify that on the 18 day of October, 1989, before me, the undersigned, a Notary Public, personally appeared DON SPARNO and MARY P. SPARNO, his wife, to me known to be the individuals who executed the within dedication, and acknowledged to me that they signed and sealed the same as their voluntary act and deed for the uses and purposes therein mentioned.
WITNESS my hand and official seal the day and year first above written.

James H. Balch
Notary Public in and for the State of Washington
Residing at *Tacoma*

RESTRICTIONS

All lots, tracts or parcels of land embraced in this plat are subject to and shall be sold only under the following reservations:
No permanent structure or building shall be constructed on any lot, tract or parcel of this plat closer than 30 feet to the margin of any street or road. No lot, tract or portion of a lot, tract or parcel of this plat shall be divided and sold or resold or ownership changed or transferred whereby the ownership of any portion of this plat shall be less than 7500 sq. ft. or less than 60 ft. in width at the building line. Construction on any lot shall require a building and sewage disposal permit prior to commencement of work. All lots shall be restricted as follows. Buyers shall complete all exterior work on buildings within 6 months of date of start of construction. Exterior completion is hereby defined as final application of permanent exterior siding or surface, painted or treated as appropriate to material used. All buildings erected shall be first submitted in plan and sketch form to architectural committee for approval. Committee as designated by grantor. No septic tank drainfield shall be constructed closer than 50 feet to the top of fill line as shown. All structures shall be constructed within the area between the drainfill setback line and the top of fill line as shown.

LAND SURVEYOR'S CERTIFICATE

I hereby certify that the plat of LAGOON POINT NO. 2 is based upon an actual survey and subdivision of Section 19, Township 30 North, Range 2 East, W.M., that the courses, distances and angles are shown correctly thereon and that the monuments and lot corners will be set on the ground as construction is completed and that I have fully complied with provisions of the platting regulations.

R. Ruskin Fisher
R. RUSKIN FISHER, Pro. Land Surveyor
Certificate No. 2077

APPROVALS
Examined and approved this 17 day of Nov, 1989.
Examined and approved this 17 day of Nov, 1989.
Island County Engineer

J. St. Casadevall
Island County Treasurer
Ruth E. Ryland
Deputy Island County Treasurer

Approved by the Board of County Commissioners this 17 day of Nov, 1989.

James H. Balch
John Alexander
JAMES H. BALCH
JOHN ALEXANDER
CERTIFICATE OF TITLE
Recorded 598 pages 598 November 19, 1989 File No. 246207 volume 205
Island County, Washington.

RECORDING CERTIFICATE

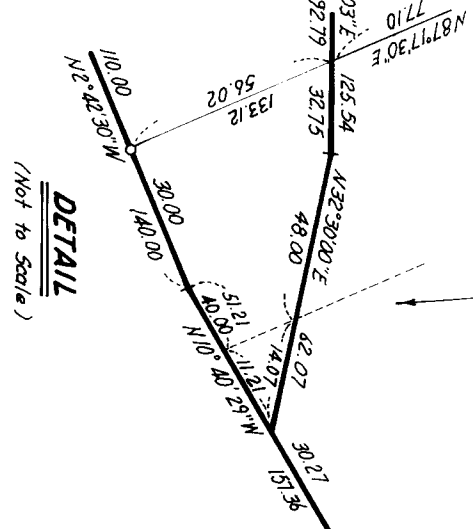
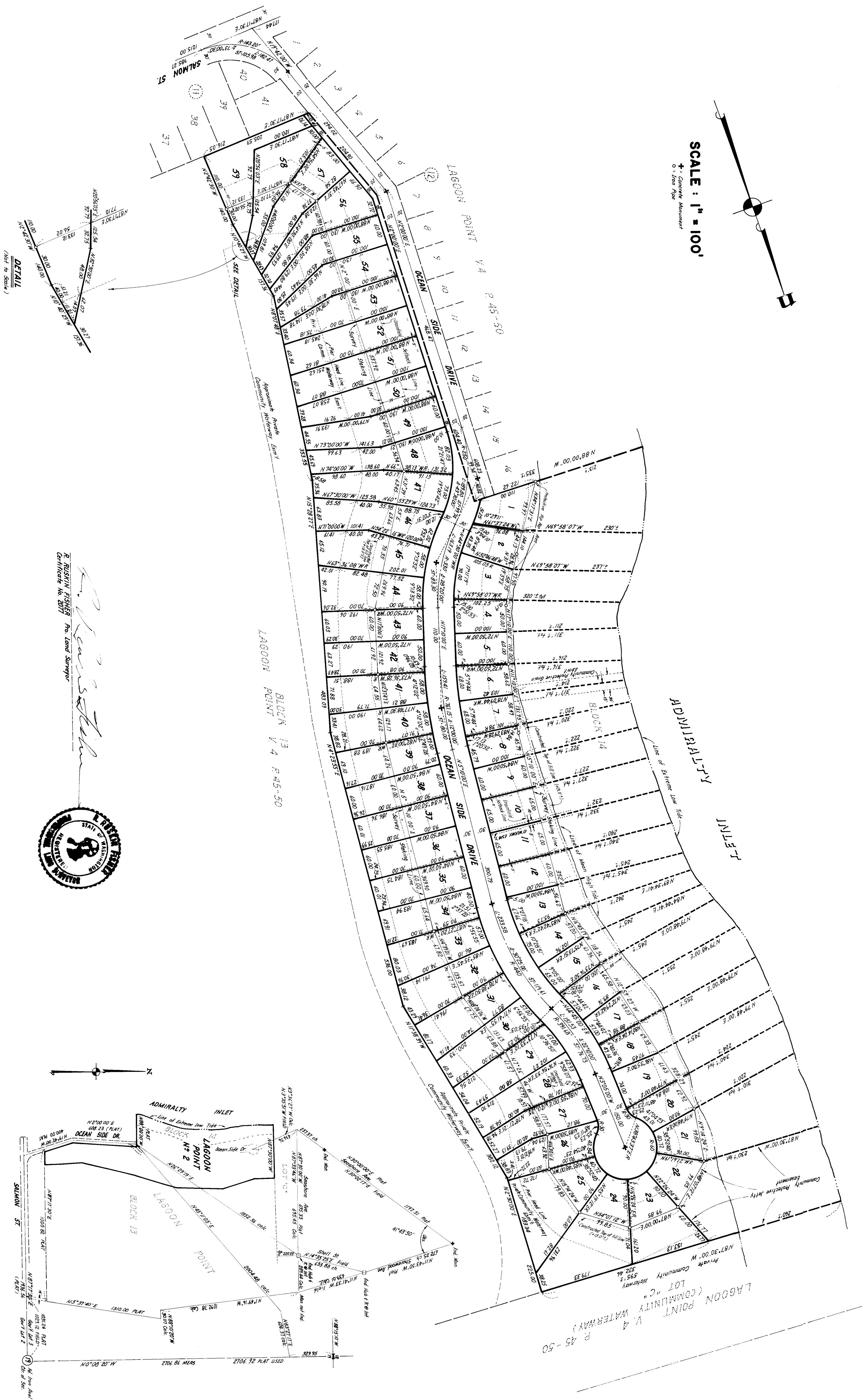
Filed for record at the request of LAGOON POINT ASSOCIATES on the 19th day of NOVEMBER, 1989, at 44 minutes past 9 A.M. and recorded in volume 11 of Plats, pages 11E/12 records of Island County, Washington.

J. W. Fisher
Island County Auditor
Mary Ann
Deputy Island County Auditor

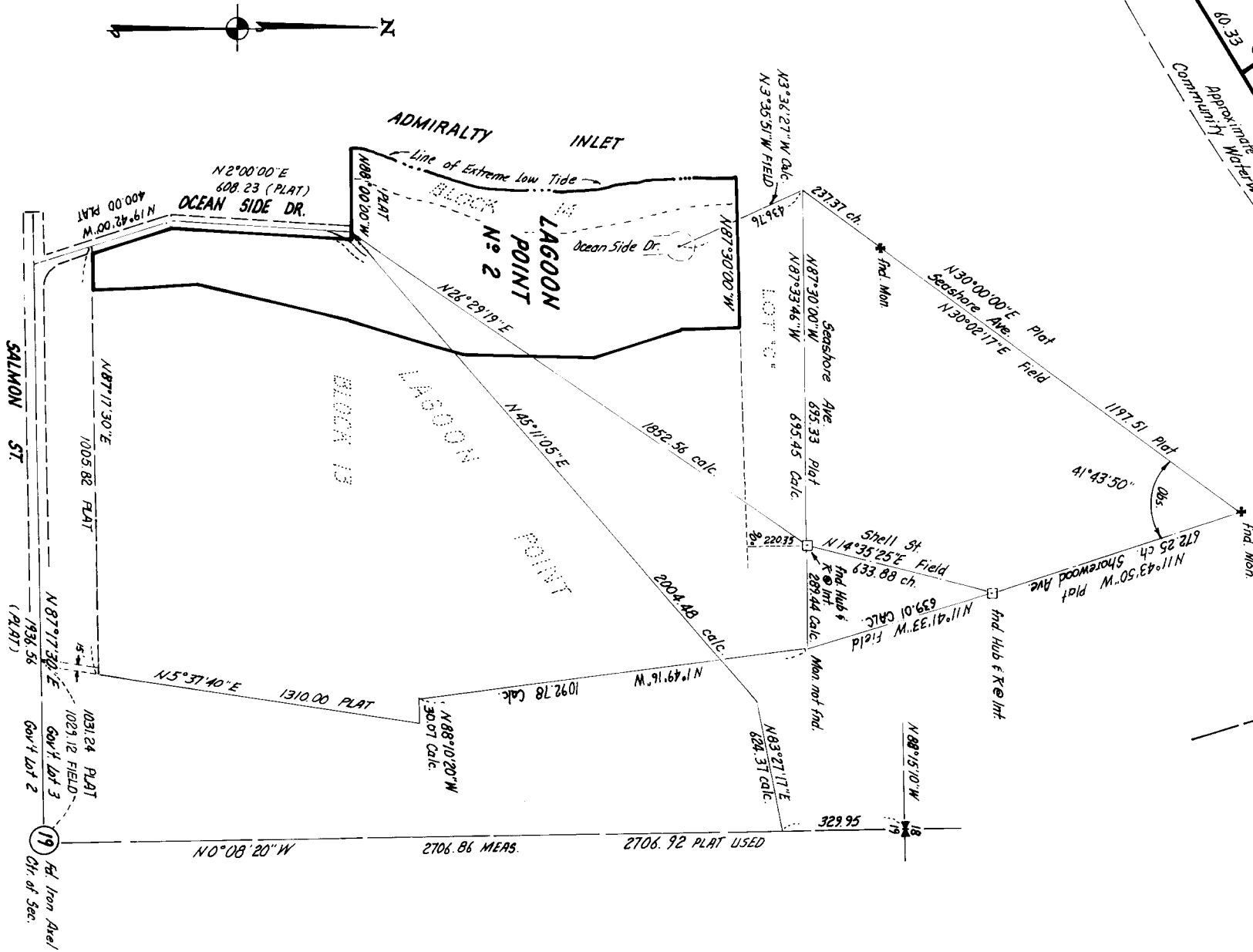
Additional restrictive covenants filed under Auditor's File No. 246209
Vol. 206 Pages 599-599



PEEL PROTECTIVE STRIP TO EXPOSE ADHESIVE. POSITION EDGE OF PRINT ON THIS LINE AND RUB TO ADHERE.



R. RUSKIN FISHER
R. RUSKIN FISHER, Pro. Land Surveyor
Certificate No. 8017



SHEET 2 OF 2 SHEETS

LAGOON POINT.
NO.2
SEC.19,T.30N.,R.2E.W.M.

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